

**40 Carmathen Avenue, Butler, WA 6036**

**Sold House**

Thursday, 14 March 2024

40 Carmathen Avenue, Butler, WA 6036

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Daniel K

0895622888

**\$515,000**

Welcome to your Butler oasis-a modern 3-bedroom, 2-bathroom residence on a generous 225m2 block. Gable ceilings add charm, leading to a sleek kitchen and an open living area flooded with natural light. Step outside to a low-maintenance garden, providing a serene backdrop for relaxation or entertaining. Convenience is paramount, with Butler train station and a bustling shopping precinct just moments away. Priced at \$499,000+, this property presents an investment opportunity, offering potential rent of \$500-\$550 per week. Contact us for a viewing and embrace the comfort, style, and convenience of this Butler gem. Contact Daniel K to register your interests today.